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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE
(SPECIFICALLY FOR OFFICE BUILDING AND PRINTING PRESS) IN BANDLAGUDA (V),
UPPAL (M), RANGAREDDY DISTRICT.

[G.O.Ms. No. 261, Municipal Administration & Urban Development, 19th June, 2010.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan of non Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 68, Part-I, dated: 11-02-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No. 42 (P) of Bandlaguda (V), Uppal (M), R.R. District to an extent of 5827.62 Sq.mtrs which is presently earmarked for Residential Use Zone in the notified Revised Master Plan of non Municipal area is designated as Commercial Use Zone (Specifically for office building and Printing press), subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership/ title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH: Village Boundary of Fathullaguda Sy.No. 50

SOUTH: Existing 100' wide BT ZDP Road

EAST : Village Boundary of Fathullaguda Sy.No. 49

WEST : Village Boundary of Fathullaguda Sy.No. 61.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO CATEGORY 'C' COMMERCIAL USE ZONE IN SHAIKPET (V) AND HAKEEMPET (V), SITUATED AT ROAD NO. 10, JUBILEE HILLS, CONFIRMED.

[G.O.Ms. No. 262, Municipal Administration & Urban Development, 19th June, 2010.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone No.V, Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 132, Part-I, dated: 25.03.2010 as required by sub-section (3) of the said section.

VARIATION

The site in Pr.Nos. 8-2-293/82/A/379 & 379/A in Plot No. 379 in Sy.No. 403/1 (old), 120 (New) of Shaikpet (V), Sy.No. 102/1, Hakeempet (V) situated at Road No. 10, Jubilee Hills to an extent of 1631 sq.mtrs, which is presently earmarked for Residential use zone in the notified Zonal Development Plan for Zone No. V, Municipal Area is designated as Category 'C' Commercial Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No. 766, MA & UD (II) Department, dated: 18-10-2007 to GHMC at the time of obtaining development / building permission.
14. The activities indicated under category - C in G.O.Ms.No. 766, MA & UD (II) Department, dated: 18.10.2007 only shall be allowed.
15. that the applicant shall handover 10 feet width land so as to widen the road to 100 feet wide.

SCHEDULE OF BOUNDARIES

NORTH: Ext: 80'-0" wide B.T.Road (Road No. 10, Jubilee Hills)

SOUTH: Open Plot No. 393 and dead end point of Road No. 22-B, Jubilee Hills

EAST : Plot No. 380 (Falken car shed)

WEST : Plot No. 378 (under construction)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY INDUSTRIAL USE AND PARTLY RECREATIONAL USE ZONE TO RESIDENTIAL USE ZONE IN ZAMISTANPUR (V), MUSHEERABAD (M), HYDERABAD DISTRICT, CONFIRMED.

[G.O.Ms. No. 263, Municipal Administration & Urban Development, 21st June, 2010.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan for Zone-III (MCH) Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 492, Part-I, dated: 29.10.2009 as required by sub-section (3) of the said section.

VARIATION

The site in Pr.Nos. 1-9-5, 1-9-5/1, 1-9-9/5/1, 1-9-9/8 and 1-9-9/8/1 situated at Zamistanpur (V), Musheerabad (M), Hyderabad district to an extent of 2131.30 Sq.mtrs, which is presently earmarked for Partly Industrial Use and Partly Recreational Use Zone in the notified Master Plan for Zone-III (MCH) Area is designated as Residential Use Zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the Change of Land Use is subject to fixing of nala width and handing over of the land affected in nala to the GHMC on free of cost.
13. GHMC should satisfy themselves that the site is not part of Azamabad Industrial Area, before giving Building permission.

SCHEDULE OF BOUNDARIES

NORTH: 20'-0" wide C.C. Road and House

SOUTH: Pr.No. 1-9-4 and Ground + 2 Residential House

EAST : 40'-0" wide B.T. Road

WEST : 20'-0" wide gravel road.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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